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CITY COUNCIL RESOLUTION NO. 88- 139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA, AMENDING THE OPEN SPACE AND RECREATION ELEMENTS TO THE GENERAL PLAN OF THE CITY OF VISTA

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APPLICANT: City of Vista  
PLANNING CASE NO.: 85-010  
ENVIRONMENTAL NO.: E88-019

The City of Vista City Council hereby RESOLVES as follows:

WHEREAS, the City Council of the City of Vista has adopted a General Plan for the City of Vista, including an Open Space and Recreation Element.

WHEREAS, amendments have been proposed for said Element; and

WHEREAS, the Vista Planning Commission held the necessary Public Hearing, notice of which was duly given as required by law; and

WHEREAS, the City Council has determined that it is in the best interest of the City that the General Plan be amended;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vista approves and adopts as follows:

1. A Negative Declaration was found complete for this project and the same is hereby approved with the finding that the project will not have a significant impact on the environment.

Section 1. The General Plan of the City of Vista is hereby amended by amending the Open Space and Recreation Element, a copy of the text of which is attached hereto as Exhibit "A", and by this reference, incorporated herein as if set forth in full; and the map, the original of which is on file in the Office of the City Planner of the City of Vista, and a copy of which is at-



1 tached hereto as Exhibit "C", and by this reference incorporated  
2 herein as if set forth in full.

3 Section 2. The City Clerk is directed to endorse and sign  
4 the text and map as amended to indicate the adoption of this  
5 resolution by the City Council as provided in Government Code  
6 Section 65359, and transmit a copy of this resolution to the  
7 Planning Commission and the Director of Planning of the County of  
8 San Diego and the San Diego Association of Governments.

9 PASSED AND ADOPTED at a regular meeting held on the 27th  
10 day of June, 1988, by the Vista City Council by the following  
11 roll call vote, to wit:

12 AYES: COUNCILMEMBERS: ASMUS, RAPPAPORT, WADE & MCCLELLAN

13 NOES: COUNCILMEMBERS: NONE

14 ABSENT: COUNCILMEMBERS: SMITH

15 ATTEST:

16  
17 Morris Vance  
18 MORRIS VANCE, INTERIM CITY CLERK

17 Gloria E. McClellan  
18 GLORIA E. MCCLELLAN, MAYOR

19 APPROVED AS TO FORM:

20 Ronald E. Null  
21 RONALD E. NULL, CITY ATTORNEY  
22  
23  
24  
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## EXHIBIT "A"

### CITY OF VISTA - GENERAL PLAN

#### OPEN SPACE AND RECREATION ELEMENTS

##### **I. INTRODUCTION.**

A. Open Space Element. The purpose of the Open Space Element is to provide the tools to implement the Conservation Element and to provide for the recreation, esthetic, and public safety needs of the citizens of the Community. To accomplish these purposes, the Element is built around an action plan to acquire and preserve land to be used for conservation and recreational purposes, and other needs of the public as they become apparent during the City's development. To be an effective tool, the Element must contain sufficient detail to allow specific actions to acquire and preserve open space; and be general and flexible enough to permit the use of new methods of filling community needs as they become apparent.

B. Recreation Element. The purpose of the Recreation Element is to identify the "kind" of active facilities that should be placed on park areas in the community, and the size and location of existing and/or proposed facilities. The Element also provides the legal basis for the imposition of City Park Fees that may be levied on proposed development and collected and appropriated for future use in the development of recreational facilities.

##### **II. OPEN SPACE ELEMENT.**

A. Definitions. Open space is defined as any parcel or area which is essentially unimproved and designated in the Open Space Element of the General Plan as:

1. Natural Resource Land.
  - a. Agricultural Land.
  - b. Wildlife Habitat Land.
2. Recreational Land.
  - a. Developed Park Land.
  - b. Passive Park Land.
  - c. Special Uses.
3. Scenic Land.
4. Watershed Land.

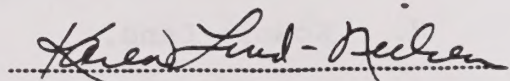


STATE OF CALIFORNIA. }  
COUNTY OF SAN DIEGO } ss.

I, Karen Lund-Nielsen, Deputy City Clerk of the City of Vista, County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original ...resolution passed and adopted by said City Council, at a regular..... meeting thereof, at the time and by the vote therein stated, which original ..... resolution..... is now on file in my office: that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said City of Vista, this 27th day of June, 1988.....

(SEAL)



Deputy City Clerk

5. Historic Site Land.

6. Land Essential for Public Health and Safety.

a. Land which should be incorporated into the General Plan of the City of Vista to serve as guidelines for present and future planning in order that certain designated areas within our immediate boundaries, and sphere of influence will, in spite of economic pressures, be preserved for present and future generations in such a manner as to enhance the environment, promote the general welfare, and protect the needs of all residents.

7. Agricultural areas shall be preserved for their scenic beauty, rural atmosphere, and to protect agricultural production in the area. The exact location of such open space shall depend on the location of the agricultural. No limit shall be set as to size but it is presumed that all agricultural land so designated and so classified as actual open space is able to support itself. Scenic and hazardous areas, areas of unique geological formation, undeveloped flood plains, and areas of unstable rock or soil formations shall also be designated as open space. This type of open space shall be used to preserve areas of beauty or uniqueness or to protect the public in the case of hazard. The locations shall be where these features occur.

B. Divisions of Open Space. Functionally, open space can be divided into three classifications consisting of parks and/or recreation lands, general open space and trails. Determination of the appropriate amount of open space land (including parks) is usually accomplished by the population ratio method: e.g.; ten acres of open space for each 1,000 people, which is further divided into four acres of park land and six acres of general open space land. The park acreage is determined by City Council actions while the general open space acreage may vary, though six acres for each 1,000 people should be the minimum permitted. General open space may be in either public or private ownership.

1. Parks and/or Recreation Lands. This element deals primarily with parks and general open space lands that may have some recreational use (passive or active). (Refer to Open Space and Recreation Element Map.)

2. General Open Space. Includes agricultural land, creek beds, areas of geological hazard, areas of esthetic beauty, as well as other land deemed worthy of preservation, but not for park purposes. (Refer to Conservation Element Map.)

3. Bicycle, Hiking and Equestrian Trails. These elements are addressed in the Bicycle, Hiking and Equestrian Trails Element (Refer to Trails Element Map).



C. Priorities. Open space of all types should be acquired or preserved according to a set of priorities and standards in order to best fulfill the goals of the General Plan with the means available. Accordingly, this plan adopts the following set of priorities:

1. Public Health and Safety. Public health and safety factors should be given first consideration. Factors which would present hazards to development such as earthquake fault lines, unstable geologic formations or flood plains would be considered positive factors for the designation of an area for open space.

2. Natural Resource Conservation. The conservation of natural resources should be second only to public health and safety. Judicious use and conservation of natural resources should be of prime consideration. Many natural resources such as air, water, and soil can be recycled and will last indefinitely with proper care.

3. Scenic and Historic Preservation. Scenic and historic open space lands are unique and should receive a high priority for preservation. Once they are developed these lands and/or sites are lost forever.

4. Recreation. Advance acquisition, based upon a comprehensive park and recreation system plan is essential. Unless sites are acquired well in advance of expanding urbanization, land cost may make their acquisition prohibitive.

5. Population. Areas which have the highest growth potential should receive a higher priority for open space and park sites. Lack of foresight and planning has traditionally resulted in burgeoning growth escalating land prices beyond the capacity of the agency to purchase adequate acreage for open space and/or parks.

D. Criteria Determining Location of Parks and Open Space Lands.

1. The criteria (methodology) which is utilized in determining park and open space site locations is based on objective data with some necessary subjective inputs. It is first necessary to determine the total number of acres in parks and open space which will be required by the citizens of Vista. Since the demand for parks and open space areas is directly correlated to increases or decreases in population, the total acreage required to fulfill these demands has been based on the best available projections for Vista.

2. Once the total number of required acres has been established, it is then necessary to determine more precise locations for parks and open space areas. The location of parks is predicated more on population considerations than



is the location of open space areas. The primary function of a park is to act as either an active or passive recreational area for some segment of the population. On the other hand, while an open space area may serve a recreational function, that is not its primary function. Open space can be used for the preservation of agriculture, urban shaping, public safety, wildlife preservation, or any number of other compatible uses. Therefore, it follows that locating open space area is more a question of function than of population concentrations.

3. In evaluating suggested park and open space sites, certain criteria are used to objectively rate each proposed site which is not intended to be an inflexible approach; in fact, the total number of acres deficit is of more importance than any one site. That is, it is more important that the number of acres in parks and open space should be adequate to meet the projected demand rather than to rigidly adhere to a schedule or method of implementation which could preclude the acquisition of a park or open space area because it did not conform to the schedule. Some criteria that should be considered in the selection of a park or open space site should be:

- a. Time-distance between parks and open space areas and potential users.
- b. Demographic profiles (age, sex, family size, etc.).
- c. Socio-economic factors (income, education, etc.).
- d. Special urban conditions.
- e. Expressed needs and desires of the citizens.
- f. Agricultural suitability (the continued use of land for agricultural purposes is to be encouraged as a means of achieving open space buffers).
- g. Preservation of the Southern California Life Style. (Aside from the climatic attributes, recreational open space is the single most important element of the Southern California life style. Relaxed, informal outdoor living and year-round outdoor recreation activities typify most of Southern California. But, as Los Angeles and Orange Counties have become overcrowded and increasingly despoiled, San Diego and parts of Ventura and Santa Barbara Counties offer the last refuge for those who seek the Southern California Life Style.)

4. Other criteria (priorities) which must be considered in the selection of open space areas are:



- a. Geographical location.
- b. Quantity and quality of existing facilities.
- c. Available resources.

5. The Conservation Element indicates which land should be classified as open space due to its resource value.

6. The Seismic Safety Element also addresses hazardous geologic and soil conditions, and flood prone areas that may also be included or indicated as open space areas.

E. Inventory of Open Space Resources. Open space resources in the community include, but are not necessarily limited to, the following list which identifies relatively significant resources:

1. Park facilities as listed in Appendix "A" hereof.
2. The hillsides (slopes) of the San Marcos Mountains because of steep unbuildable areas. The general area contains some very low density residential development, but will probably remain in its natural state to a large extent.
3. The natural water courses of Buena Creek, Buena Vista Creek, Agua Hedionda Creek and a portion of San Marcos Creek. These creek beds, either natural or treated with sensitivity will remain open space resources of the City, Vis-a-Vis the traditional concrete drainage channel.

F. Means of Open Space Preservation. Generally speaking, open space represents undeveloped property that, through policy, will remain undeveloped and visible to the community. Except for park land and specific trails, most of this open space will remain in private ownership. Methods for preserving open space without penalizing the property include, but are not necessarily limited to, the following techniques:

1. The use of cluster development which allows development on portions of a property subject to the preservation of open space resources.
2. A requirement for an offer of dedication of an open space easement to the City for open space preservation as a condition of approval of a subdivision of land.
3. The transfer of development rights from an open space resource to developable property via the use of specific plan procedures.
4. The adoption of specific ordinance restrictions that promote salvation of open space resources as regulations of the standard zoning and subdivision ordinances.



5. As a result of mitigation for environmental impacts required to qualify projects for a negative declaration.

6. Public acquisition of development rights of open space resource areas.

### III. RECREATION ELEMENT.

#### A. Purpose and Intent.

1. Purpose. It is the purpose of the following Element to give direction and guidelines in providing for and fulfilling the requirements of further park and recreation needs for the citizens of Vista.

2. Intent.

a. It is the philosophy of the City of Vista that we provide a wholesome, well-rounded recreation program which serves all of the citizens of our community. This task is accomplished by supplying trained leadership, a wide variety of activities and programs which lead to the fulfillment of, and provide for, desirable and constructive use of leisure time.

b. Parks and Recreation are integral part of the resources and services of the community which must be provided to the citizens of Vista. Increasing demands are being placed on public jurisdictions across the nation to provide recreation programs and area for its citizens to use their leisure time in the pursuit of active and passive recreational opportunities.

#### B. Ideals.

1. All programs and activities are oriented to achieving the objectives of the recreation authority. The following principles have been adopted by the City of Vista that relate to recreational ideals of the community.

a. Emotional and physical health - to develop a sound body and mind through wholesome, vigorous and creative activities.

b. Character development - to build character through rich, satisfying and creative leisure activities focused toward the attainment of socially desirable attitudes, habits and values.

c. Widening interests - to open new interests that provide satisfying outlets for individual development.

d. Citizenship - to develop through recreation associations with other people a respect for the worth



and dignity of individuals and faith in democratic action.

e. Skills - to develop skills in the arts of leisure living that raise the level of refinement, culture and happiness of people.

f. Social living - to strengthen the social relationships within the family and the community through close group associations and activity participation.

g. Economic value - to strengthen the moral and economic efficiency of the community through expanding leisure interest and improve social living conditions.

h. Community stability - to develop community stability by providing an environment that is conducive to wholesome family living and community life.

2. In order to accomodate the citizens of the community insofar as recreation, park and open space needs are concerned, a statement of park standards, classified as to size and an inventory of existing and anticipated future park sites is noted.

3. The location of existing parks and a general location of future park sites are shown on the Recreational Element Map. Future sites are designated by symbol in order that flexibility in location may be possible by interpretation. The intent, for neighborhood parks, is that a general area be served; knowledge of the exact location, therefore of the future site is not necessary.

C. Policies. To maximize the recreational service to the community, the City shall be guided by the following policies:

1. Appoint members to the Parks and Recreation Commission who are sensitive to the community's recreational needs. These members should represent a broad base of the community and organizations that have proven positive influence on recreational programs.

2. Through the Parks and Recreation Commission, coordinate and maximize the use of existing recreational facilities and explore alternative methods of securing facilities that are lacking.

3. The future sites and size of park lands should be coordinated with the location of schools and private facilities in order to promote joint usage and a mutual savings of resources.

4. Regional coordination of larger scaled recreational programs should be implemented to avoid overlap of service.



5. An annual review of recreational resources and needs shall be undertaken in concert with the Action Plan for park and open space acquisition. In this manner, recreational priorities and implementation plans will be established along with park and open space acquisition.

6. In order that land for public recreation is available in the wake of new development, a Park Fee Ordinance, based on a ratio proportional to the generation of population, should be maintained and applied to all new development as designated in the Open Space Element.

7. Standards and sizes of recreational facilities that maximize safety and efficiency shall be kept up to date and administered by the Parks and Recreation Department.

D. Standards. In order to effectively implement the objectives established in this element, it is necessary to establish standards for park and recreation facilities. The following standards are expressed in terms of acres/1,000 population and reflect the minimum for a balanced park and recreation system in the community. The overall standard is 4 acres per 1,000 population. Park and recreational facilities should be created and located according to the following standards:

1. Small parks and play lots should be placed near population centers and shall be from 2,500 square feet to approximately three acres in size. These should be provided as conditions of project development and maintained privately. These areas can be called "parkettes", "parkways" or "mini-parks".

2. Neighborhood parks should have a service area of one-half to one mile and should be from 5 to 25 acres in size. These parks should be constructed at a ratio of one to two acres per 1,000 people.

3. Community parks should have a service area of one to two miles and should be 25 or more acres in area. These parks should be constructed at a ratio of three acres per 1,000 people.

4. Regional parks of 250 acres or larger should be within one hour's driving time.

E. Park Classification.

1. Classification of parks is necessary to ensure that the community is served with the desirable types of park and recreation areas which will realize the full potential use of existing and available physical resources, and the population to be served.



2. These standards are not intended to be limiting. Other harmonious uses may be included in appropriate open space areas if they do not detract from the open space areas. Also open space uses may serve more than one open space function.

3. For the purpose of clarification, all present and future park sites may be classified according to the services they provide. This approach is not to be confused with the standards set forth earlier, which define the amount of acreage needed for each classification. The following classifications are established on the present and projected needs for the citizens of Vista:

a. Private Play Lots. It is essentially a substitute for the traditional back yard play area and serves mainly the children of the specific neighborhood. Play lots usually include play apparatus, benches, sand areas, tables and are landscaped to provide an area for free play and scenic beauty. Although on private property scenic features can benefit the community.

b. Neighborhood Parks. If possible, this park should be adjacent to an elementary school site and/or in the center of a populous area. It would include areas for limited passive recreation as well as play apparatus, picnic facilities, multipurpose courts, play fields and specialized areas such as horseshoe courts, tennis courts, handball courts, shelters and areas for quiet play, rest rooms and off street parking, etc. Open space for informal play should be provided and the area well landscaped for purpose of shade, beauty, and to provide a pleasant environment.

c. Community Parks. This type of park supplements the neighborhood park in providing a wider range of recreational facilities close at hand. It provides more space for certain recreation facilities, which may include a tennis complex, community center and gymnasium, multi-purpose courts, group picnic facilities, sports field and areas for passive recreation. Specialized areas may also be included, i.e., botanical gardens, amphitheatre, equestrian center and others. These areas should also provide a park maintenance yard or area.

d. Regional Parks. The responsibility for providing these parks generally falls upon the County. This type of park provides an opportunity to get away from noise and congestion within a travel time of one hour. It provides, on a large scale, passive areas, picnic facilities, nature centers, trail systems, and water areas for boating and fishing. Development is kept to a minimum to preserve the "natural state" of the area.



F. Special Use Areas.

1. Mini-Parks. The size and location is determined more by availability of vacant land than any other factor. They may feature play apparatus, but are more often a landscaped, scenic area. Because of maintenance costs, these small areas should be privately maintained. This standard also applies to parkettes and parkways.
2. Passive Use Areas. Usually developed along stream beds and around natural vegetation and unique physical characteristics, or may be developed on a site with a panoramic view. These parks provide limited trails for walking, nature areas, picnic facilities and some play apparatus.
3. Walkway. A pedestrian route via sidewalk, pathway, or trail to provide pleasurable walking along a public right-of-way or easement.

G. Park/School Concept.

1. A successful park plan should be dependent upon and accomplished through a cooperative effort of the local Park and Recreation Department and School District. The School District is an extremely important factor in this co-op venture because it represents a very large investment of the taxpayer's dollar, especially in terms of community areas and facilities. Schools are usually located to best serve the people at the neighborhood, community and regional levels. Park and Recreation Departments must take the lead to establish an effective working relationship with the School District to ensure efficient, economical planning and service in providing park land and facilities adjacent to the schools. Utilizing the philosophy of constructing park sites adjacent to or near school is conducive to good planning for the following reasons:

- a. It provides for maximum use of school park areas and facilities by a maximum number of citizens, thereby, demonstrating to the taxpayers that school facilities and park areas paid for by them are truly for their benefit 365 days per year. This can be a valuable stimulant when there is a need for new capital financing or budget increases which are dependent upon taxpayers' support and approval.
- b. Avoids senseless and costly duplication of areas, facilities, personnel, programs and services.
- c. Provides for park-like, attractive physical settings for school buildings.



- e. Provides for expanded areas and facilities not obtainable separately.
- f. Provides for better and more economic maintenance of areas and facilities.
- g. Provides for maximum return of the tax dollar.
- h. Provides for broader, more effective public interpretation and promotion of school-community recreation and park objectives.

2. To ensure the above is implemented, the Joint Powers Agreement between the Vista Unified School District and the City of Vista, dated 10/10/73, must be utilized to the fullest extent possible.

3. The Planning and construction of future school facilities should include close coordination with the City of Vista in the acquisition, design and development to create joint facilities.

#### IV. ACQUISITION AND PRESERVATION.

A. Agricultural Preserves. The agricultural preserve, implemented under the Williamson Act, is intended to prevent development on existing agricultural land. This is accomplished by use of a contract between the landowner and the City restricting the land to agricultural use, recreational use, or open space use to a minimum of ten years. This restriction will cause the the assessor to reassess and freeze the property tax on the land. This in turn, gives the landowner an incentive to not remove the land from agriculture. The minimum suggested size for an agricultural preserve is 100 acres; however, this may be waived, if in the opinion of the concerned agency, the agriculture is unique to/or for the subject area.

B. Open Space Easements. Open space easements are similar to the agricultural preserve in that they are accomplished by contracts restricting uses on the land for a minimum of 20 years. This method does have some advantages over the agricultural preserve, while maintaining a tax shelter for the property owner. There is no minimum land area.

C. Park Fees and/or Land Dedication. As established by ordinance and amended as needed, monies are collected from residential development and bedroom additions to be used for park acquisition and development.

D. Open Space Zoning Districts. The open space zoning classification is mandated by the State. The uses of this zoning classification is varied, but basically, it will be used to prevent development in hazardous areas and to protect environmentally sensitive areas.



E. Leases and Licenses. When lands are not available for purchase, or funds are not sufficient for such acquisition, the means of leases or licenses may be employed to meet park needs.

F. Gifts. The City should encourage and solicit gifts and donations for park and open space land. This tool can take many forms with advantages to both the City and the landowner; such as tax relief, citizen recognition, release of City funds for other uses, etc.

G. Private Foundations and Grants. Many national foundations make grants available for local park purposes. Locally, the Vista Park and Cultural Foundation has been established to assist at the local level.

H. Purchase. The source of funds for park land acquisitions may include the following:

1. Federal funding through revenue sharing or other programs.
2. State funding through State Bond Act monies or grant programs.
3. Local fund sources; may be budgeted funds or unappropriated reserve funds to be allocated at the discretion of the the City Council.

I. Dedication. It should be the responsibility of everyone to assure the preservation of sufficient open space for future enjoyment. Therefore, future developments should dedicate or reserve significant open space features for the particular project. Future developments may also dedicate or otherwise assure the establishment of bicycle, hiking or equestrian trails where appropriate.

J. Other Methods. Such methods shall be implemented as laws permit. Any new method of acquisition or reservation will be used to its best advantage. State legislation enabling open space acquisition or preservation shall be encouraged.

## V. IMPLEMENTATION AND ACTION PLAN.

A. Action Plan. The following plan, if followed, will ensure that the City will be able to provide adequate parks and open space on a continuing basis that will meet the rising need due to increases in the population.

1. Schedule. The basis of other action plan is a priority acquisition of parks and open space in ratio to population for the present and foreseeable future. This priority is based on projected population and the criteria that the need will be a minimum of four acres of park land for each 1,000



population and a minimum of six acres of open space land for each 1,000 population.

2. Priority Implementation. The plan of implementation of this system leaves a great deal to staff work and Council action through the years. No attempt is made at this time to provide more than a guide to the timing of actual site selection of park or open space land, or the methods of acquisition and reservation.

B. Implementation, Part I. Each development within the City is required by City Ordinance to dedicate park land to the City. In addition, each development shall be required to place in open space easement, or other reservation, any significant open space feature located within the project area. Further, each development will be required to dedicate and improve bicycle, hiking and equestrian trails that are integral parts of the system designated on the Trails Map. The trails shall be located where they most efficiently accomplish their purpose. On new streets or vacant unimproved land, the trails shall be established at the highest quality or class reasonably possible. When trails are established on previously developed land at a lower quality or reduced class standard, conditions must exist that make it unreasonable or impossible to develop these trails at the maximum quality or class standards.

C. Implementation, Part II. In addition to other meetings on parks and open space, the City Council shall devote the first meeting in April to the discussion of the need of parks and open space for that year. At this meeting the City Staff, the Parks and Recreation and Planning Commission will present an analysis of the current status of parks and open space and the need for that year. This presentation will include specific site selection, methods of acquisition, reservation and development, and the exact uses to which the new parks and open space areas will be put. In deciding what to acquire and reserve, the City Council will use the priorities and requirements of this Element to make their decision. The exact use and location of each park and open space site need not be determined at that time. However, parks and open space will be built or maintained according to the standards of the Element.

1. The main objective is that the City will acquire at least the minimum amount of park and open space land for the year. In that manner the deficit can be reduced so that ultimately there will be sufficient land to serve the population. The park land minimum is fixed and will be maintained as per plan. However, it is possible that the availability of open space may be in private land and not accounted. If the Council finds that no more open space or park land is available in the current City Limits, they may eliminate the need for that year and revise any plan accordingly.



2. Because a deficit of both park and open space land exist at the present time, the City shall attempt to acquire and reserve additional land each year to eliminate the deficit.

3. Since open space land is unique and will be lost forever if action is not taken immediately, in many cases, the first report of park needs to the City Council shall include an analysis of all potential open space land within the City limits in order to allow for necessary action to protect a vanishing resource.

4. In general, the land shown on the General Plan Land Use Map, or described in the text, shall be used to show the approximate location of parks and open space to be acquired and reserved. However, if more or different land is needed to meet the adopted schedule, other sites may be used.

D. Revision. Since any plan will be based upon population projections, it will be necessary to revise the plan from time to time. The population projections and implementation plans will be updated as necessary.

## VI. SUMMARY.

The action plan consist, in part, of dedications required from developments. This process will fulfill the immediate need for open space imposed by the addition of new residential units to the City.

In addition, the Plan required action by the City Legislative Body to further increase the open space land quantity to the ideal standards required by this Element.

The actual use of the land is left to the judgement of the governing body at the time of acquisition, although broad standards and priorities must be followed. No mention is made of park development in the plan; however, the intent of the pan is that funds be budgeted to develop the park land as soon as possible following acquisition.

If the Council acquires land in excess of the minimum amount in order to avoid rising land cost (land banking), and so specified, the development funds may be budgeted at a later date.

## VII. CONCLUSION.

It is known that failure to attempt to keep abreast will result in a future community that will have to either bear astronomically higher cost to provide the same amenities that could have been secured, or do without them and endure the attendant social cost. The provision of adequate parks and open space will secure the quality of life as the City matures and enters the Twenty-First Century.



APPENDIX "A"

GENERAL PLAN  
OPEN SPACE AND RECREATION ELEMENT  
Inventory of City Parks & Recreation Facilities  
(Rev. 6/9/88)

I. DEVELOPED OR PARTIALLY DEVELOPED PARKS.

	<u>Acres</u>	<u>Ownership</u>	<u>Location</u>
A. <u>Regional.</u>			
1. <u>Guajome:</u>	140.71	County	N. Santa Fe Ave.
Facilities include the Southwestern Antique Gas and Steam Engine Museum and the Guajome Ranch House.			
B. <u>Community.</u>			
1. <u>Brenkle Terrace:</u>	77.60	City	1200 Vale Terrace
Group picnic area, day camp area, play apparatus, amphitheatre, community recreation center with gymnasium, two lighted softball fields, concession stand, four tennis courts, two lighted outdoor basketball courts, large passive areas, and park maintenance facility.			
2. <u>Buena Vista:</u>	44.21	City	1851 S. Melrose
This site is adjacent to the 35-acre Rancho Buena Vista High School. This section of the park includes one lighted baseball and two unlighted softball fields. The site also includes a two-acre lake, picnic facilities, and some open space.			
	<u>TOTAL ACREAGE</u>	<u>121.81</u>	
C. <u>Neighborhood.</u>			
1. <u>Civic Center:</u>	7.00	City	600 Eucalyptus
Four lighted tennis courts, two youth soccer fields, play apparatus, picnic areas.			
2. <u>Thibodo:</u>	9.00	City	1150 Lupine Hills
Two lighted tennis courts, one basketball court, play apparatus, picnic area, hiking trail, Thibodo Community Center.			
3. <u>Breeze Hill:</u>	8.00	City 4.8 VUSD 3.2	900 South Melrose
Two ballfields, restrooms, and a concession room and picnic area.			



4. Bud Williamson: 7.00 City 530 Grapevine  
Two youth ballfields, picnic facilities, and an open passive  
area along a creek. Future development will provide a youth play  
area, a restroom/concession building, soccer fields and  
additional ballfields.

TOTAL ACREAGE: 31.00

D. Mini-Parks.

1. Recreation: 3.30 City 160 Recreation Drive  
Lighted youth ballfield, lighted outdoor basketball court, play  
apparatus, group picnic area, community recreation center,  
picnic areas.

2. Wildwood: 3.00 City 615 E. Vista Way  
Play apparatus, picnic areas, small bandstand.

3. Raintree: 1.00 City 545 E. Los Angeles  
One basketball court, one three-wall handball court, horseshoe  
pits, play apparatus, picnic area.

4. Cedar Lane: 2.75 SDG&E 555 Olive  
Play apparatus, picnic areas.

Total Acreage: 10.05

E. Parkettes.

1. Cleo Morgan: .32 City W.B'Way/S. Santa Fe  
Landscaped area.

2. Liberty: .06 City W.B'Way/S. Santa Fe  
Landscaped area.

3. Rotary Lane: 1.00 VUSD 151 Escondido  
Linear walkway with benches and landscaping.

4. Soroptimist: .25 SantaFe R.R Santa Fe/Vista Way  
Landscaped passive rest area.

5. Multi-Purpose  
Service Center: 1.00 City Jefferson/Michigan  
Senior Citizen Center, shuffleboard courts, drought tolerant  
demonstration landscaped area. Community service building.

TOTAL ACREAGE: 2.63

F. School/Parks.

1. Monte Vista: 5.35 VUSD 1720 Monte Vista  
Playfields, play apparatus, hard court area. Adjacent to unde-  
veloped park site.

2. Bobier: 5.67 VUSD 220 W. Bobier  
Playfields, play apparatus, hardcourt area.
3. Beaumont: 4.82 VUSD 550 Beaumont  
Playfields, play apparatus, hardcourt area.
4. Crestview: 4.14 VUSD 510 Sunset  
Playfields, play apparatus, hardcourt area.
5. Casita: 3.76 VUSD 260 Cedar Road  
Playfields, play apparatus, hardcourt area.

Plans call for a passive park with a small equestrian center, picnic areas and passive areas. Ballfields can be constructed on adjacent school grounds.

3. Tres Amigos No. 1: 15.00 Private North Vista  
This site includes a large grove of Oak trees. It is the southern extremity of the basin that leads to the lake along Ormsby. It is an ideal site for a passive park. It will include picnic facilities, parking, rest rooms, and some park apparatus.
4. Tres Amigos No. 2: 4.00 Private E. Vista Way  
This site will provide a youth sports complex. It will be run by the youth leagues who operate the site.
5. S. Vista Site 1: 9.00 City South Vista  
This site is located adjacent to the old Imed site. It is also adjacent to a large open space area that is in private ownership. The site is still in the planning stages.
6. East Vista: 15.00 Private San Clemente St.  
This site is located in a valley surrounded by the San Marcos mountains. The floor of the valley is adequate for youth soccer fields, picnic facilities, and other recreation amenities.

TOTAL ACREAGE: 62.70

#### I. Mini-Parks.

1. Washington/Olive: 2.00 Private Adj. to Olive  
This site adjacent to Washington Middle School and Olive Elementary School. The acquisition of this site would provide an entry way to the school areas away from the school buildings. Site would provide a tot play lot, parking and restrooms in support of ballfields on school grounds. Acquisition should be considered through dedication only.



2. Indian Rock: 2.00 City Apollo Drive  
This site is located on a hilltop with excellent views. The site includes a house which could be developed into a community usage facility. The site also includes a large rock with historical Indian petroglyphs.

TOTAL ACREAGE: 4.00

J. School/Parks.

1. Buena Vista H.S.: 10.00 VUSD 1601 Live Oak  
This school is adjacent to Buena Vista Park and is being designed along with the park site to be compatible and to complement each other in the provision of community recreation.

6. Grapevine: 8.05 VUSD 630 Grapevine  
Playfields, play apparatus, hardcourt area. Adjacent to Williamson Park.

7. Olive: 4.37 VUSD 836 Olive  
Playfields, play apparatus, hardcourt area. Adjacent to Washington Middle School.

8. Santa Fe: 6.88 VUSD 600 N. Santa Fe  
Playfields, play apparatus, hardcourt area. Adjacent to indoor therapy swimming pool.

9. Lincoln Middle: 10.14 VUSD 151 Escondido  
Swimming pool, lighted baseball field, lighted football field, gymnasium, hardcourt area, track.

10. Washington Middle: 13.20 VUSD 740 Olive  
Swimming pool, football field, hardcourt area, track.

11. Vista High School: 8.01 VUSD 400 E. Bobier  
Eight tennis courts, lighted football field, gymnasium, baseball and softball fields, track.

TOTAL ACREAGE: 74.39

II. UNDEVELOPED AND PROPOSED PARKS

G. Community.

1. Buena Vista: 110.99 City 1851 S. Melrose  
This site is adjacent to the 35-acre Rancho Buena Vista High School. It is also adjacent to the 158.2-acre University of California open space preserve. It will provide an island of open space, and mostly passive recreation opportunities in what will eventually be a highly developed area. A future community center should also be included on this site. The site also includes youth play apparatus, hiking trails, a 5k cross country course, and a scenic mountain top view point. The site presently includes a creek and many large Oak trees. This site should be considered for a future equestrian center.



2. Guajome: 32.00 City North Melrose  
This site will provide for regional or sub regional usage as well as neighborhood usage.

Total Community Acreage: 142.99

H. Neighborhood

1. Shadowridge Park Site 8.00 City Lupine Hills Road  
Now in the planning stages, site was originally a passive area, however, grading of site may change this to a more active park.

2. Monte Vista Site 11.70 City Monte Vista/ Valley  
This site occupies 11.7- acres adjacent to 5.35-acre school play field. Actual park site will be reduced in size with new street alignment and construction of fire station on the site. Tentative

K. Special Resource Areas\*

1. Pechstine Area 10.00 Private In County  
This property is owned by the Vista Irrigation District.

2. Gopher Canyon 15.00 Private In County  
This area is presently undeveloped and shown on the City's General Plan as a residential open space.

3. Buena Creek Area 10.00 Private In County  
This area is located along Buena Creek in the County. It is rapidly being developed.

\* The Special Resource Areas are areas that have potential regional significance. Such significance is usually indicated by the uniqueness of the site. They should be studied carefully prior to any land use decisions being made.

Total Special Resource: 35.00

III. PARK ACREAGE TOTALS

DEVELOPED OR PARTIALLY DEVELOPED PARKS:

A. Regional	140.71
B. Community	121.81
C. Neighborhood	31.00
D. Mini Parks	10.05
E. Parkettes	2.63
F. School/Parks	<u>74.39</u>

380.59

TOTALLY UNDEVELOPED AND PROPOSED PARKS:

G. Community	142.99
H. Neighborhood	62.70
I. Mini Parks	4.00
J. School/Parks	<u>10.00</u>



Grand Total	<u>219.69</u>
	600.28

1. Existing developed or partially developed acreage minus the 140.71 acres of Guajome Park totals 239.88 acres or 4.1 acres per 1,000 population
2. The existing developed or partially developed acreage including the 140.71-acre Guajome Park totals 380.59 or 6.6 acres per 1,000 population.
3. The combined total of the existing acreage and the proposed acreage or 600.28 acres will provide four acres per 1,000 people for a population base of 150,000.

